BOX 50-B ~~PREPARED BY:~~ RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $179,000.00 Affiant Subscribed and sworn to before me, this 12th day of November, 2003. Notary Public My commission expires 5-7-07

THIS INSTRUMENT WAS PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd.
Suite 102
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/19/03 13:31 2pgs
Fees:13.00 Taxes:662.30
20031119-0168851

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Duane D. Vazquez	1st Rust Bank	**161-10-O-B-141-CO**
5272 Village Trace	6525 Quail Hollow	
Nashville, TN 37211	Memphis, TN 3812	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brett T. Stewart and wife, Amy J. Stewart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Duane D. Vazquez, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Villages of Brentwood, Phase Twelve of record in Plat Book 7900, page 713, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Brett T. Stewart and wife, Amy J. Stewart, by Warranty Deed, from Jeffrey L. Kaplan and wife, Lauren K. Virshup, of record in Book 11357, page 884, dated February 22, 1999, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. The Plan of record in Plat Book 7900, page 713, Register's Office for DAVIDSON County, Tennessee.
2. Restrictive covenants contained in an instrument of record in Book 6143, page 11; Book 6398, page 495 and Book 7207, page 251, Register's Office for DAVIDSON County, Tennessee.
3. Charter for Homeowners Association of record in Book 6158, page 352, Register's Office for Davidson County, Tennessee.
4. Quitclaim Deed for Common Area to Homeowners Association of record in Book 9718, page 624, Register's Office for Davidson County, Tennessee.
5. Ingress and Egress Easement for Graveyard as described in Warranty Deed in Book 3501, page 604, Register's Office for DAVIDSON County, Tennessee.
6. Any and all visible easements lying on or across the property.

This is improved (____) unimproved (____) property known as 5272 Village Trace, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 12th day of November, 2003.

Brett T. Stewart

Brett T. Stewart

Amy J Stewart

Amy J. Stewart

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Brett T. Stewart and wife, Amy J. Stewart, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of November, 2003.

Notary Public

A. SCOTT HUBBARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

My Commission Expires:_____